



BRANDWOOD
NO.3 COURT

Set within a peaceful residential position just off Brandwood Fold, this beautifully extended five-bedroom detached home offers a wonderful balance of modern family living and countryside tranquillity. Backing directly onto open fields with far-reaching views towards Affetside, the property enjoys a private, non-overlooked rear aspect while remaining just a short walk from the heart of Edgworth village and its excellent local amenities. Lovingly improved by the current owners, the home has been thoughtfully reconfigured to create a more open, sociable layout, perfectly suited to modern family life. With high-quality finishes, bespoke joinery, and a stunning rear extension, it's a home that feels both stylish and welcoming in equal measure. Tucked away in a quiet setting, the property is approached via a brick and gravel driveway providing off-road parking for two vehicles, complete with EV charging. The front enjoys a sense of privacy, with only neighbouring homes accessing the fold, while mature planting softens the approach.



WELCOME HOME





Step through the front door into a bright, well-presented interior, where neutral tones and quality flooring create a calm and cohesive feel. Bespoke additions, including a handcrafted media unit and cleverly designed understairs storage, add both character and practicality from the outset. The ground floor has been thoughtfully reconfigured to create a truly open and sociable layout, where each space flows effortlessly into the next while still retaining its own sense of purpose. Designed with modern family life in mind, it offers a balance of openness, warmth, and practicality. At the heart of the home is the open-plan kitchen and living space. The beautifully refitted shaker-style kitchen sits to one side, finished with warm wooden worktops, a central island with integrated wine cooler, and a range of fitted appliances. The island naturally becomes a place to gather, whether for casual breakfasts, evening drinks, or keeping company while cooking, while a built-in television adds a contemporary, family-friendly touch.

SPACE TO GATHER



SPACE TO RELAX



The kitchen opens directly into the main living area, creating a seamless, free-flowing space. Here, a log burner forms a cosy focal point, complemented by bespoke fitted cabinetry with integrated lighting and storage. It's a room that feels equally suited to relaxed evenings as it does to hosting, with plenty of space for seating and a calm, inviting atmosphere throughout. From this central open-plan space, the layout continues into the dining room. Generous in size, it comfortably accommodates a large table for entertaining or family gatherings, with wooden flooring flowing continuously underfoot to unify the space. A second log burner enhances the sense of warmth and character, while the positioning of the room creates a natural transition towards the rear of the home.





Beyond, the impressive garden room extension unfolds, arguably the standout feature of the property. With its vaulted ceiling and floor-to-ceiling glazing, this space is flooded with natural light and perfectly frames uninterrupted views across the open fields beyond. Large sliding doors open directly onto the garden, strengthening the connection between inside and out, while underfloor heating ensures comfort throughout the seasons. Whether used as an additional lounge, a quiet retreat, or an entertaining space, it offers a sense of calm and openness that is hard to replicate. Completing the ground floor is a cleverly designed WC, enhanced to incorporate a discreet utility area with space for laundry appliances and additional storage, practical yet thoughtfully integrated into the overall design. In addition, the garage has been converted into a fully insulated gym, offering a versatile space well suited to fitness, home working, or additional storage.



RETREAT UPSTAIRS

Upstairs, the home continues to impress with its generous proportions and well-considered layout, offering five bedrooms arranged across two floors to suit a growing family or those needing flexible space. The principal bedroom is particularly impressive in scale, a calm and inviting retreat positioned to the rear of the property. Large windows draw in plenty of natural light while framing far-reaching views across the open countryside, creating a peaceful backdrop to everyday living. There is ample space for a super king bed alongside freestanding furniture, giving the room an airy, uncluttered feel. This room is complemented by a stylish en suite, recently installed in November 2025. Finished with contemporary tiling and modern fittings, it offers a sleek and practical space, complete with a walk-in shower and quality sanitaryware, all designed with comfort and ease in mind.





Also on this floor are two further well-proportioned bedrooms, ideal for children, guests, or home working, each enjoying a pleasant outlook. They are served by the beautifully updated family bathroom, finished in a clean, modern style with a bath and overhead shower, vanity unit, and tasteful tiling, perfectly suited to the needs of a busy household.



The second floor adds another layer of flexibility, with two additional double bedrooms tucked into the upper level. These rooms offer a sense of separation from the main sleeping quarters below, making them ideal for older children, guests, or dedicated work-from-home spaces. One, in particular, benefits from elevated views across the surrounding landscape, further enhancing the home's connection to its rural setting. Altogether, the upper floors provide a thoughtful balance of space and versatility, with clearly defined areas for rest, work, and privacy, all tied together by a consistent standard of presentation throughout.



Stepping outside, it's immediately clear that the setting is something truly special. The rear garden opens out onto uninterrupted countryside, with rolling green fields stretching beyond the boundary, offering a level of privacy and outlook that is increasingly rare to find. Designed to make the most of its position, the garden has been thoughtfully landscaped to create a series of spaces for both relaxation and entertaining. A re-paved terrace sits perfectly positioned to take in the views, providing an ideal spot for outdoor dining or evening drinks, while the generous lawn extends out towards the open aspect, creating a wonderful space for children to play or simply to enjoy the sense of space and calm.



A GARDEN VIEW





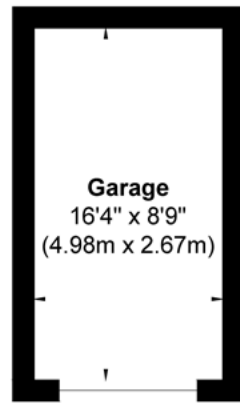
The connection between inside and out is particularly striking, with the garden room's full-height glazing and wide sliding doors drawing your eye straight through to the landscape beyond. Whether inside or out, the backdrop remains ever-present, changing with the seasons and bringing a constant sense of tranquillity. Further enhancements include a dedicated vegetable garden with raised beds, mature planting that softens the borders, and newly installed fencing that maintains privacy without detracting from the open feel. Thoughtfully placed lighting adds both atmosphere and practicality, allowing the space to be enjoyed well into the evening. The garden enjoys morning sunshine to the rear, while the front of the property captures the last of the evening light, allowing you to follow the sun throughout the day. A greenhouse and garden shed provide useful additional storage, completing a space that is as functional as it is beautiful. Altogether, it's a garden that offers more than just outdoor space. It provides a connection to the surrounding landscape, a place to unwind, and a setting that truly elevates everyday living.



IN THE NEIGHBOURHOOD

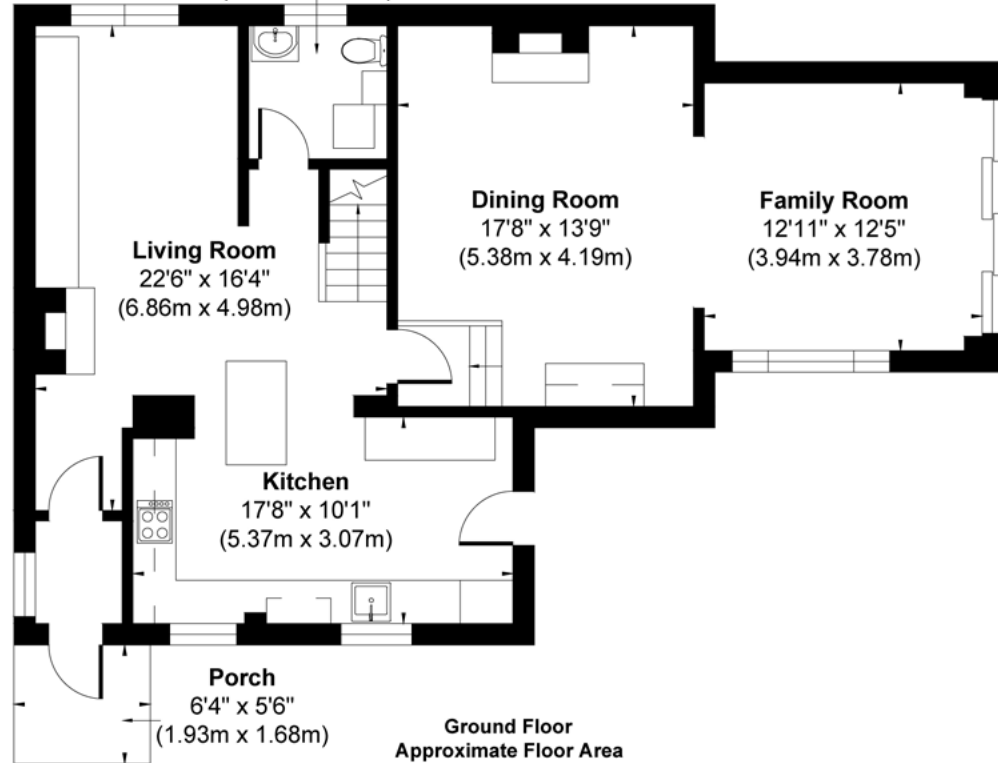
Edgworth is a well-regarded village within the parish of North Turton, known for its strong sense of community and relaxed pace of life. At its heart, you'll find a range of local amenities and activities, including a highly regarded primary school, after-school clubs, a village park, and active cricket, football, and bowling clubs, along with various classes and events that bring residents together throughout the year. Everyday essentials are all close at hand, with The Barlow offering a café, library, and community space, alongside Whiteheads Butchers & Deli, Holdens & Co Ice Cream and Village Store, a Post Office, and a pharmacy. Locals also enjoy The Spread Eagle by McLeod 9, a well-regarded gastropub within walking distance, featured in the Michelin Guide. For a wider selection of shops, supermarkets, and eateries, Blackburn, Bromley Cross, Ramsbottom, and Bolton are all within easy reach by car. During the warmer months, the village really comes to life. The cricket club, in particular, becomes a popular gathering spot on summer evenings, where families can enjoy a relaxed atmosphere while children play or take part in junior cricket, and adults unwind with food and drinks, often with fresh pizza served from the outdoor kitchen. For those who enjoy the outdoors, the surrounding area offers some of the best walking scenery in the region. Edgworth is perfectly placed for access to Wayoh Reservoir, Turton and Entwistle Reservoir, and Jumbles Country Park, all providing beautiful routes for walking, cycling, fishing, and simply enjoying the landscape. Families are well catered for in terms of schooling. Turton with Edgworth Primary School is highly regarded, with recent inspections confirming it is performing at an outstanding level. Turton High School in nearby Bromley Cross is also well rated, while Bolton offers a number of outstanding options, including Canon Slade and respected independents such as Bolton School and Cleveland's Preparatory School.



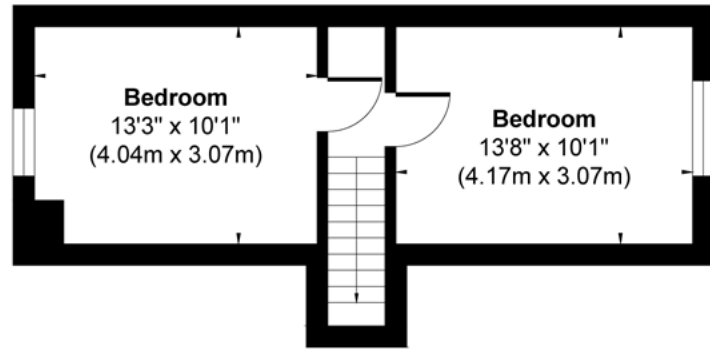


Garage
Approximate Floor Area
143 sq. ft
(13.28 sq. m)

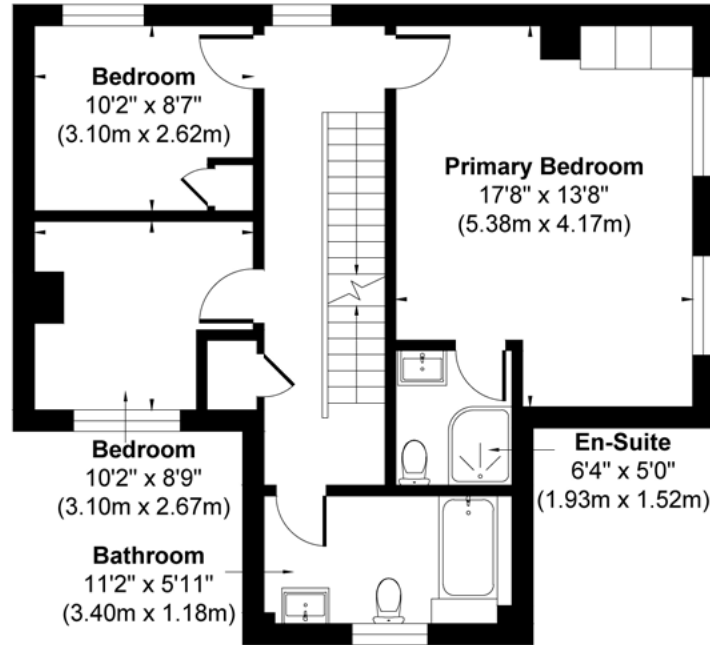
WC
6'5" x 6'2"
(1.96m x 1.88m)



Ground Floor
Approximate Floor Area
930 sq. ft
(86.39 sq. m)



Second Floor
Approximate Floor Area
319 sq. ft
(29.63 sq. m)



First Floor
Approximate Floor Area
658 sq. ft
(61.13 sq. m)

Approx. Gross Internal Area 2050 sq. ft / 190.43 sq. meters (Including Garage)

Whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning
Fixtures fittings and any other data shown are an approximate interpretation for illustrative purposes only and are
not to scale. No responsibility is taken for any errors, omission, miss-statement or use of data show.

- Extended five-bedroom detached home in a sought-after village setting
- Striking open-plan kitchen and living space
- Shaker-style kitchen with central island and integrated wine cooler
- Impressive garden room extension with vaulted ceiling and full-height glazing
- Stunning, uninterrupted views across open countryside to the rear
- Recently refitted en suite and family bathroom
- Beautifully landscaped garden with terrace, vegetable beds, and greenhouse
- Private driveway with EV charging and parking for multiple vehicles
- Converted garage providing a fully insulated gym or versatile space
- Peaceful yet well-connected location, close to amenities and excellent schools

Disclaimer

Descriptions, images, videos, and plans are for guidance only and do not form part of any contract. Boundaries are illustrative; the title plan and purchaser's solicitor will confirm the extent of the property.

KEY FEATURES

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WATCH
THE
VIDEO



BURTON JAMES

UNIQUE & PRESTIGE HOMES

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